

***SHERWIN-WILLIAMS.***



**Sherwin-Williams Headquarters  
Conceptual Design Submission:**

- Sherwin-Williams Responses
- Public Comments

**July, 2021**

## **SHERWIN-WILLIAMS RESPONSES TO PUBLIC COMMENTS**

The Sherwin-Williams Company submitted to the City of Cleveland Planning Commission its conceptual design package on Thursday, July 1, 2021. As part of the design review process, the public was encouraged to submit to the Planning Commission comments on our conceptual design. Those comments were collected by the City of Cleveland and shared with Sherwin-Williams just prior to the conceptual design review public meeting held on Tuesday, July 20.

Sherwin-Williams wants to thank all those who submitted comments on our headquarters conceptual design. We are excited to remain in the city where our Company was founded and build our new global headquarters in the heart of downtown Cleveland. And we appreciate those who took the time to provide us with their thoughtful comments, feedback and insight into our headquarters conceptual design.

The full set of public comments are enclosed within this document. After we reviewed all of the comments, it was apparent that certain themes emerged and those are addressed below. It is our intent to reference these public comments along with those we heard from the Planning Commission on July 20, as we refine our design in advance of our next submission scheduled for Tuesday, August 31. It is at that time Sherwin-Williams will submit to the Planning Commission our schematic design package.

### **PUBLIC COMMENT THEMES**

#### **Tower/pavilion location**

Sherwin-Williams appreciates the importance of Public Square to the community and the entire design team took great care and completed extensive research when recommending where to locate the tower, pavilion and garage. The team looked at multiple options on how best to create the headquarters vertical campus. The Terminal Tower is the most significant tower in downtown so pulling the Sherwin-Williams tower off of the Jacob's site was done to provide some relief to the Terminal Tower, allowing it to breathe and minimize any compromised views of the tower. In addition, we took into consideration that in order for the tower floor plate to operate efficiently, the tower would have been too big for the Jacob's site.

With the tower situated on the south portion of the Weston lot, the Sherwin-Williams pavilion now functions as our front door and represents the front porch to Public Square. The tower and pavilion now function as one organism in our vertical campus creating a very powerful and dynamic relationship.

This site plan also supports the shift in scale as one travels from Public Square to the Warehouse District. It was critical for the design team that our campus honors the relationship to Public Square and to the Warehouse District.

These factors and relationships will continue to act as our foundation when refining our schematic design submission.

### **Skybridges**

Sherwin-Williams is developing a new headquarters facility to support increased collaboration and connectivity among our employees and to drive the recruiting and retaining of top talent from around the world. The skybridges help our employees quickly and easily move between our office tower, the learning and development center and the parking garage. The design team reviewed several alternatives and determined the skybridges were the best solution for our needs.

We understand from some community members the concern with including skybridges as part of our site plan. Sherwin-Williams also can appreciate the urban planning concern that skybridges have the potential to divert traffic off of main streets. Since the tower and pavilion function as one organism, it is key that employees can easily transition between buildings. In this case, the skybridge across West 3<sup>rd</sup> Street will act as an internal private corridor, open only to employees and visitors, and as such will not be diverting pedestrian traffic off the streets below. By pulling the learning and development center and center of excellence from the tower and placing them on the Jacob's site, it provides a more horizontal flow versus only a vertical flow. With this shift, a skybridge becomes a critical way to connect the Sherwin-Williams family inside the campus.

The skybridge over West 3<sup>rd</sup> Street will be a private corridor, serving several practical purposes. First, it allows food service and other necessities to be easily moved between the two buildings. Second, it will contain utilities that service both buildings. Finally, with only private access, it allows Sherwin-Williams to have a highly functioning facility for the people working within the campus.

The design team is refining skybridge designs. It is expected the design will reflect a sleek structure incorporating glass and metals that enhance the surrounding streets and pedestrian experience.

### **Street-level experience**

There were several comments related to ensuring that the Sherwin-Williams campus support enhancing the street-level experience in and around its campus. Public input included thoughts on adding retail space beyond just the proposed retail liner on West 3<sup>rd</sup> street, permitting public access to the pavilion and associated green spaces, and the need to strengthen the pedestrian grid between Public Square and the Warehouse District.

As a strong community partner, we understand the impact our new headquarters facility will have in enhancing the heart of downtown Cleveland. Sherwin-Williams is excited about the multiple opportunities to connect with the community. The campus design will enable our 3,100 employees and thousands of global visitors to further activate Public Square and support local dining and shopping options. In addition, we will have opportunities in the future for adjacent commercial, retail and residential development.

We are working with our designers to ensure that our new headquarters supports connectivity between Public Square, the Warehouse District and other adjacent neighborhoods. Our design team will work with landscape architects to develop the exterior spaces that will be open to the public. While our exterior spaces will support connectivity between adjacent neighborhoods, we don't anticipate including additional seating given the beautiful amenities just across the street in Public Square.

Additional details will be included in our schematic design submission.

### **Vacation of Frankfort Avenue**

Currently Frankfort is a one-way street running between West 6<sup>th</sup> Street and West 3<sup>rd</sup> Street. Sherwin-Williams is requesting to make it a two-way private drive by closing off the entrance to West 3<sup>rd</sup> Street. The private drive will be used to support employees entering the Sherwin-Williams parking garage and used for delivery trucks as well as for emergency vehicles. Employees will enter the parking garage off of Frankfort Avenue and then the cars will exit the garage onto West 3<sup>rd</sup> Street. Trucks bringing deliveries to the Company headquarters campus will also use Frankfort Avenue to enter and exit at West 6<sup>th</sup> Street. The barriers used at the West 3<sup>rd</sup> Street end would be removable for emergency vehicles, etc.

Sherwin-Williams is requesting the street vacation as we believe it will be safer for pedestrians and our employees. It will minimize the impact to traffic on West 6<sup>th</sup> and on West 3<sup>rd</sup> Streets and better manage the truck traffic to the facility. Once construction is complete, a sidewalk and associated landscaping will be maintained on the North side of the street supporting pedestrian and bicycle access to ensure connectivity between Public Square and the Warehouse District.

### **Future development and timing**

We have allocated land within our current design plans that we anticipate being used for future development. While we don't have specific plans or timing for this development, potential considerations include expanding our headquarters to accommodate future growth and also working with outside developers to add commercial, retail and/or residential development as our neighborhood evolves.

That said, our immediate focus is on the design, development and construction of our new headquarters. Given the current development market and industry trends, it is highly unlikely that any future development plans will be finalized at the time Sherwin-Williams transitions to our new HQ facility.

At the time of full occupancy, Sherwin-Williams will have completed the pavilion, the tower and the parking garage. The remaining Weston South property will be an updated surface parking lot. Depending upon the status of the local development market, the remaining Weston North property could also be an updated surface parking lot until such time as future development commences.

*SHERWIN-WILLIAMS.*



**Public Comments from HQ Conceptual  
Design Submission**

**From:** J. Mark Souther  
**Sent:** Thursday, July 15, 2021 9:26 AM  
**To:** City Planning  
**Subject:** Comment on Sherwin-Williams HQ design

Dear Committee:

I read that you are accepting public comments about the current proposed design for the Sherwin-Williams headquarters complex. The newest sketch I have seen concerns me. The placement of the tower one block off Public Square with a low-rise “pavilion” facing the square is a disappointment. Public Square would ideally be surrounded by “street walls” to provide appropriate framing of downtown’s focal space. In my opinion, it was a mistake to build 200 Public Square with an atrium in front. That was the vogue in the early 1980s, but it detracts from the setting. Key Tower was a far more appropriate design—its facade flush with the sidewalk and well-integrated with the adjacent Society for Savings Building. The current arrangement also reminds me of the Modernist trend of a half century ago that favored setting towers back from the street with plazas in front. The pavilion is to the S-W tower what the Galleria was to Erieview Tower when it filled such a space. But the settings for these are different. Again, Public Square should be framed by substantial buildings to enclose it better.

I have no answer for where the pavilion should go. I understand why an amenity such as that is more desirable for occupants when it offers a view of Public Square. Why not integrate this into the tower itself? The only advantages of having the tower set so far back are (1) that it would not cast a long shadow as early in the afternoon as it would if placed on the square, and (2) that it would enable 55 Public Square’s occupants to have a fuller view into the square. To my mind these are not sufficient reasons for locating it a block away. I do appreciate the opportunity to express my opinion. Ultimately, I will be more interested in the building’s architectural details than in its location.

Sincerely,  
Mark Souther

**From:** Bryan & Ben Adamson & Page  
**Sent:** Sunday, July 18, 2021 3:43 PM  
**To:** City Planning  
**Subject:** Comments on Sherwin Williams Building

First, I applaud the leaders of SHW, Cleveland, the County, and others for making this happen, filling a literal and figurative void in the center of Cleveland's civic life in Public Square. My comments.

One major concern I have is what the new building will bring to the city skyline. Cleveland currently has one of the most boring, undynamic skylines of any major city. Its major builds are barely distinguished by the peaks of the TT and KeyBank, the flat roofs of the 55 (and Erievue and the Federal Courthouse and...), and the staid stair-steps of the (BP) building. If a ‘crown’ like top is what is envisioned, ala the Atria buildings of PC top would be such a squandered opportunity and a grave disappointment. It needn’t be as hyper-futuristic as the proposed original Ameritrust skyscraper. Instead of the Atrias, Pickard Chilton’s Riverpoint building in Chicago, Peachtree in ATL, or the 15th in Denver, with their curves and soft angles, are much more exciting to mimic—and a long overdue contrast to what currently exists. While ‘conservative’ in their own rights, they are much more dynamic and interesting than the current vision that has been published. Seek inspiration from those.

My second concern is the pedestrian walkways from the garage and the smaller SHW building (which I hope is more imaginative as well). I object to these fundamentally as they recommit a major crime in urban planning: they privilege auto motion (and movement in and out of the city) versus pedestrian movement (i.e., make the crosswalks and intersections safer for pedestrians, don’t simply move them overhead). I also object to them because, above all, they seem to be designed for people to AVOID public interaction and engagement (which, carried a bit further, and not unreasonably, takes on classist if not racist overtones—viz., WHO are you trying to avoid?). Cleveland weather has never been the lead reason for covered building-to-building pedestrian overpasses; if that were the case, we’d have dozens by now. Convenience has been the main reason for the 2 bridges that currently exist. Overpasses make much less sense when the roads/intersections being traversed do not have heavy traffic patterns, and thus increased risk to pedestrians. I don’t think that W 3rd and Superior, or W 3rd and Frankfort can remotely make the case for such a feature based on rationales of safety. And if that’s true, then the focus should be on looking at making the crosswalks and intersections safer for pedestrians.

That said, if the bridges are green-lit—PLEASE do something interesting! See, e.g., the Royal Opera House bridge in London; the TEC bridge in Toronto or, especially, the DXA Studio’s concept NYC’s Monihan Train Hall to HighLine pedestrian bridge.

- My third major concern is the parking garage. If it must exist, there should be more allowance for sidewalk-level retail, and its façade should be more creative in masking the slabs of concrete (think, e.g. the Beacon on Euclid).

Thank you. Bryan Adamson

**From:** Michael Arcuri  
**Sent:** Sunday, July 18, 2021 12:38 PM  
**To:** City Planning  
**Subject:** Planning Meeting - Sherwin Williams

I wanted to comment on my concern about the proposed parking structure that Sherwin Williams will be including in their HQ development. As proposed I feel it will create an irreversible non-place in the heart of our city. My main concern is along Frankfort Ave. It's my understanding that there was a request to vacate the street and that it will most likely be granted. I'm not necessarily against the vacation but I don't want to see this used to turn Frankfort into a service gutter like what happened on Vincent avenue. To lesser degree I'm also still concerned about the garage along W 3rd even with a shallow retail liner. I'm afraid this will turn out still looking like a massive garage with a half attempt to make it somewhat active but the result still fall drastically short of something desirable.

It is my personal opinion that this portion of the project can be better. I believe with minimal adjustments and a little outside help, the final product could become a huge asset to all parties involved: Clevelanders, SW employees and SW alike.

My ask is that Sherwin Williams looks into moving the garage more into the center of the north block. This will allow the land to be sold to or partnered with developers to build around the perimeter. The vacation of Frankfort will stay as well as the skybridge but in change will be afforded land along Frankfort and W 3rd to construct buildings that are true assets to everyone involved.

Thank you for reading and your consideration on this matter. I hope that we can take this once in a generation project and push it to the next level that will benefit Cleveland and Sherwin Williams for many years to come.

--Michael Arcuri

**From:** Trevor Pollack  
**Sent:** Sunday, July 18, 2021 12:33 PM  
**To:** City Planning  
**Subject:** Public comment to oppose Sherwin-Williams skybridges

Dear Planning Commission,

I am writing to strongly oppose the skybridges proposed by Sherwin-Williams for its new headquarters. We know from experience here in Cleveland and across the country that skybridges are antithetical to vibrant cities and street life, and cater to folks from outside the city who would prefer to drive in and out, cause auto traffic and emissions, but never actually engage with the city.



The Sherwin-Williams headquarters project is a once-in-a-generation opportunity to impact the public experience, vibrancy, safety (particularly for people on foot and bicycle), and environment. As Sherwin-Williams benefits from public subsidies for this project, the project should benefit the public. Skybridges will work against the public's benefit, and frankly against Sherwin-Williams' long-term interests, too, if it wants to be in and attract people to a great city.

Please reject the proposal for skybridges, and further help shape the project in the public's and public experience's interests.

Thank you.

Trevor Pollack  
Cleveland resident

--

Trevor Pollack (*he/him*)

**From:** Camilo Villa  
**Sent:** Sunday, July 18, 2021 4:24 PM  
**To:** City Planning  
**Subject:** SEIU Local 1 comment on Sherwin Williams

Please see attached public comment on Sherwin Williams proposal.

Thank you,

Camilo Villa

July 18, 2021: Response from Service Employees International Union, Local 1 regarding the public input sought by the City Planning Commission on Sherwin-Williams' proposed headquarters:

As Sherwin-Williams builds upon its legacy in the Northeast Ohio region as a cornerstone of the Cleveland community since the mid-1800s, the Service Employees International Union Local 1 calls on the company to consider the impact that the proposed headquarters will have on the people of Cleveland not just in a physical sense, but in an economic & racially just sense. We commend Sherwin-Williams for their stated commitment to using union labor and minority-operated businesses in the construction of their new facilities, yet are disappointed that the plans for the new headquarters do not yet include a commitment to using union labor to *clean or otherwise maintain* the new facilities. Far from being an either/or scenario, a company's choice in contracted services can extend to both the construction and the post-construction phases, to ensure that all jobs associated with Sherwin-Williams are good, family-sustaining, union jobs.

Cleveland is no stranger to this glaring omission of consideration for the jobs and livelihoods of the working people who, night after night, clean and maintain the offices after Sherwin-Williams' direct employees leave for the day. In 2020, more than 30 janitors, many of whom had cleaned the headquarters for decades, were kicked to the curb in the middle of winter because of the company's sudden decision to change cleaners, ripping away the good wages and benefits the janitors had won with their union. Janitors who lost their jobs at the current Sherwin-Williams headquarters know the company's promise to bring good jobs to Cleveland communities is a hollow one. The company is no stranger to using union labor, but they are unwilling to commit to the same standards for African-American janitors who work hard cleaning their facilities.

Sherwin-Williams cannot claim to be a community leader while leaving behind working families and our neighborhoods, especially while receiving over \$180 million in taxpayer money through tax incentives, TIFs, loans, and other sources of public money for their new headquarters alone. Sherwin-Williams has the power to establish standards for their contractors to follow, and as a responsible corporate citizen they can ensure that hardworking janitors can support their families with higher wages, health insurance, dignified retirement and a voice on the job. *Taxpayer dollars should not go towards creating poverty jobs.*

As a business leader who has contributed to and benefited massively from Greater Cleveland's economy, Sherwin-Williams has played an integral role in shaping Northeast Ohio for thousands of families. The company has the power and influence not only to publicly recognize the importance of good, living wage jobs for the benefit of the community as a whole, but also to ensure their place as socially-minded corporate leaders at the helm of a wider commitment to good jobs in the region. This can be done by guaranteeing that contracted work—including contracted janitorial and security services—at the new headquarters align with those interests. Insofar as Sherwin-Williams is one of the largest, and most deeply rooted, employers in Cleveland, they have the power and responsibility to create positive change and uplift the entire region. The clear path to this is a union and living wage for *all* workers at both their new & old headquarters.

**From:** amy bowser  
**Sent:** Friday, July 16, 2021 5:38 PM  
**To:** City Planning  
**Subject:** Sherman Williams waste

Ok I know corporations as well

As cities tend to worship at the alter of greed but haven't we already been down this road downtown with disastrous results? The answer is yes, this is both unnecessary and a Huge waste of money, not to mention the major inconvenience of any persons/businesses downtown. Shouldn't a year and a half of lockdown taught us to support those already hanging on by a sting instead of monster corporations who profited of the backs of all and always have. No new construction.

**From:** Michael Luciano  
**Sent:** Sunday, July 18, 2021 2:06 PM  
**To:** City Planning  
**Subject:** Sherwin Williams bridge

My name is Michael Luciano and I live in Cleveland, zip code 44113. The proposed plan for this project that Sherwin Williams is going to present is not the sort of thing we need to be doing or inviting into our community. Please reconsider; we have had projects like this before (looking at you, Jack Casino) and they've been a disaster for downtown.

Sent from my iPhone

**From:** Matthew St. John  
**Sent:** Sunday, July 18, 2021 12:05 PM  
**To:** City Planning  
**Subject:** Sherwin Williams Building

Hi,

I am very happy to see the new headquarters built at this location - thank you for your work in making that happen.

Public Square is our center and our showcase. Everyone who lives here or visits knows it, and other cities wish for a space like it. I hope that the Center for Excellence will be designed to fit in with its neighbors in scale and design so that the square's prestige is maintained.

Frankfurt behind it could be so much more than I'm afraid it will be - this is one of our few narrow streets between blocks of walkable size, and would connect so well to the Warehouse District grid.

Overall, what I want most of all is for the pedestrian experience to be focused on in reviewing this project and others so that people want to stay in our city.

Thank you!

Matt

**From:** Michael Folise  
**Sent:** Sunday, July 18, 2021 7:00 PM  
**To:** City Planning  
**Subject:** Sherwin Williams campus

I can live with everything I have seen so far, but please-no skywalk on West third. Can they please go under W. 3<sup>rd</sup>? Those things are so ugly and they ruin the view down the street and the street curtain wall. Just look at how the casino skywalk has ruined Ontario. Let's not make that mistake twice. I can live with the skywalk on Frankfort.  
Michael J. Folise, Esq.

**From:** Jeff Sleasman  
**Sent:** Thursday, July 15, 2021 3:11 PM  
**To:** City Planning  
**Subject:** RE: Sherwin Williams Company Corporate Headquarters

Hello,

The purpose of this email is to provide comment for the special Planning Commission meeting on July 21, 2021, regarding the Sherwin Williams Downtown HQ.

The planned skywalk spanning W. 3rd and the surface parking lots serving as placeholders for future development are both unacceptable. In addition, the lack of storefronts or other public use on the street level is disappointing. Skywalks have no place in bustling Downtown Cleveland--regardless of approvals previously given to other less-prestigious developments. Surface lots similarly are similarly damaging. These elements are all retrograde and negatively impact the building's surroundings. Sherwin Willams has a long and proud tradition in Cleveland and it would be inspiring if such a community stalwart had the very best public-facing elements to their amazing new HQ. That is not currently the case but hopefully, it will be in the final plans!

Thank you,  
Jeffrey Weston Sleasman

**From:** Ted Ferringger  
**Sent:** Sunday, July 18, 2021 4:06 PM  
**To:** City Planning  
**Subject:** Sherwin Williams Conceptual Plan

For consideration-

I have grave concerns about the proposed skybridge across West 3rd. No matter how well designed, this should not be an acceptable aspect to the project. The negative symbolism of 1960/70s, anti-urban thinking is too strong.

That said, I do recognize why Sherwin Williams would want a controlled, interior connection between the two buildings. To that end, I would find an underground, below the street connection a perfectly acceptable compromise.

Thank you for your consideration,

Theodore Ferringger, AIA

Get [Outlook for Android](#)

**From:** John Wasko  
**Sent:** Sunday, July 18, 2021 9:25 AM  
**To:** City Planning  
**Subject:** Sherwin Williams Design

To add my two cents...

Agree with the media commentators that the project does little to enhance the activity of downtown at the ground level around its core. The lack of any retail or social amenities around the facilities... city blocks turned into concrete alleys darkened by elevated walkways... these will result in areas similar to the areas east of E 9th St instead of the areas to the west. I guess it's better than open parking lots, but think about walking from Public Square to dinner at Blue Point... what should that look like? As proposed this project would make it a walk through a wasteland, just as it is now. Except it would take longer because you have to walk around a private parking garage.

Thanks,

John Wasko

**From:** Sam McNulty

**Sent:** Sunday, July 18, 2021 10:52 AM

**To:** City Planning

**Cc:** Collier, Freddy ; Kerry McCormack

**Subject:** sherwin williams headquarters comments to city of cleveland planning commission

to the planning commission:

as a lifelong clevelander, i'm thrilled and tremendously appreciative that sherwin williams chose to keep its headquarters in our fair city and in fact bring even more jobs downtown.

like our forward-minded director of city planning freddie collier, i'm a graduate of the c.s.u. levin college of urban affairs where we learned that elevated walkways and surface parking lots deprive cities of street-level activity and sap the vibrancy that cleveland needs to continue to grow and flourish.

let's do better. let's encourage sherwin williams to add street-level retail and remove surface parking lots from its headquarters development plans.

sincerely,

sam mcnulty

---

Sam McNulty

**From:** Dwain Ross  
**Sent:** Sunday, July 18, 2021 4:15 PM  
**To:** City Planning  
**Subject:** Sherwin Williams Headquarters

Hello,

My name is Dwain Ross II, I have been a lifelong resident of Cleveland and consider myself heavily invested in keeping up with the Urban development of Cleveland.

With that said, I believe that while it is fantastic that we are getting Sherwin Williams to reinvest in our city, their lifelong headquarters improvements can definitely be made. I believe it's vital for such a visible part of the city, a part of the city that has sat vacant for so long to be done correctly and be a place that everyone can use; employees, residents as well as visitors. Public Square is something that everyone sees when they visit downtown and is the epicenter of all activity downtown.

Here are the changes I'd like to see:

The Pavilion on Public Square should be a building that the public can visit and interact with. Public uses on the lawn (which I think shouldn't exist because there is enough upkeep issues on Public Square) such as interactive art, games or events should exist.

Frankfort Avenue: Retail should be required to exist on Frankfort (both the parking garage and office building) just like it exist on West 3rd especially since it's an alleyway that is much more pedestrian friendly and walkable than the much wider West 3rd.

Office Building: The office building should be wrapped in retail, restaurants or some other use that activates that ground floor for public use outside of a lobby for employees. If no other interactive use is put in place on the ground floor of the office building that part of downtown will remain dead after 5pm and on weekends especially since a skywalk is being allowed. The city of Cleveland made a big effort to make it a requirement to have as little dead zones as possible with this new zoning overlay. This is the perfect building to make that happen with.

As far as the "future development" lots that will remain parking lots for the foreseeable future, I would like Sherwin Williams to have a required timeframe to develop those lots or partner with a developer similar to what was required of Geis to develop the land that the "Spaghetti House" downtown sat on. If that doesn't happen I fear that land will remain a parking lot and we still will be in the same spot for years.

In conclusion, I believe that in such a prominent corner and area of downtown, this development should be an epicenter of activity similar to what Public Square is. Sherwin Williams received public dollars to finance the development so the public should have extensive access of said development. We already have highrises on Public Square that are dead zones throughout the day in that area, we don't need another. If Downtown Cleveland is to take that next leap in it's future and compete with similar sized cities they can't repeat mistakes from their past.

Thank you for your time.

**From:** Randy Phelps  
**Sent:** Sunday, July 18, 2021 1:21 PM  
**To:** City Planning  
**Subject:** Sherwin Williams HQ Conceptual Plan

## **Re: SW HQ**

Dear Planning Commission Members,

I am writing in response to the recently released Sherwin Williams HQ conceptual plan. While I no longer live in Cleveland, I am a native of the area with a deep love and respect for efforts to make the city a more livable, equitable place. I have lived in Boston, Los Angeles, Sacramento and Washington, DC, so I have perspective from a host of urban environments.

To the points

- The use of sky-bridges should be avoided at all costs. Not only do they reduce street activity, but they are an eyesore.
- The current planning seems to exclude the public from spaces within the structure. That is unacceptable given the level of taxpayer support. Why not a consumer design center, or a SW museum with a cafe?
- There *\*must\** be street level activation throughout the area-no dead zones.

Best wishes for your important deliberations. This is a one in a generation opportunity to shape the future of Public Square and the Cleveland core.

Regards,

Randy Phelps  
Washington, DC

**From:** Tyler Kapusta  
**Sent:** Sunday, July 18, 2021 3:18 PM  
**To:** City Planning  
**Subject:** Sherwin Williams HQ Feedback

To the Cleveland City Planning Commission,

I, like thousands of other Clevelanders, are excited for the new Sherwin Williams HQ project that will impact all of us. As a resident of the city and one who frequents downtown, I have concerns regarding the current design:



#1 - Limited public uses and interaction. My top concern is that the current plan does the absolute bare minimum in regards to public and active uses having a mere 2k sq ft of retail along W 3rd. This leaves large portions of the street front inactive and dead. The majority of the project is already zoned with an urban overlay that should necessitate public activation. This project also borders along Public Square, the premiere public space of the entire city. Retail of some kind along this frontage would be a huge benefit to downtown. At least some kind of restaurant/cafe/bar/food truck park/etc. People should feel invited and excited to visit and walk through this part of downtown that will hopefully connect the warehouse district to the rest of downtown.

#2 - "Temporary parking." I'm worried about the land left for future development as temporary parking. I would hope to see a partner found and plans drawn up ASAP to make use of this rather than see it return to use as parking lots for decades to come.

#3 - Skybridges. The Skybridges are unnecessary additions that take away from the pedestrian experience and discourage walking around the city. The campus should be a part of the city, not a fortress.

Best of luck working on these plans that will affect Cleveland for decades to come.

Sincerely,  
Tyler Kapusta

**From:** Adam Greene  
**Sent:** Wednesday, July 14, 2021 7:54 PM  
**To:** City Planning <cityplanning@clevelandohio.gov>  
**Subject:** Sherwin Williams HQ Feedback

Hello,

My name is Adam and I would like to make a few comments about the new HQ coming to public square. I'm very excited for this transformation that's finally coming and getting rid of those parking lots! Seeing the rough footprint I'm hoping the learning center near public square will blend in well with the adjacent park. Almost acting like it's extending it and adding some more greenery to downtown. I heard the building could be 2-3 stories. Thought I wish for something taller I understand that 2-3 stories could be around 50' and add some decent height without blocking views. If so I'm hoping to see a building with glass that gives off nice reflections during the day and then elegant at night when the lights are on. The surrounding area could have plenty of trees & shrubs with night time lighting that blends well with public square.

For the parking garage I'm hoping there is no dead areas you see or walk by. I understand there is future development around it but the view from West 3rd should be inviting and warm as people walk from public square to warehouse district. They will either be walking through or around the learning center. Should definitely be a couple business if you could. Even if it's a simple cafe/market/bakery. The workers could easily grab something from here before or after work. Since this is Sherwin Williams maybe doing something colorful with the exterior of the garage?

For Frankfort Ave, it would be AWESOME if this could be left open for the public almost making this like another East 4th st. I understand you need loading docks but maybe create a little ally for this off superior between the future building and the new HQ.

**From:** Scott Ditzenberger  
**Sent:** Sunday, July 18, 2021 2:48 PM  
**To:** City Planning  
**Subject:** Sherwin Williams HQ

Hi. These plans must absolutely be improved at street level. The surface parking should not even be allowed downtown, even temporarily. There also needs to be more retail space included.

Best,

Scott Ditzenberger

**From:** Bradley Schaefer  
**Sent:** Saturday, July 17, 2021 7:54 PM  
**To:** City Planning  
**Subject:** Sherwin Williams pedestrian bridge proposal

Pedestrian bridges are poor urban design and should not be accepted in this proposal. The result of pedestrian bridges would be driving the behavior of people not interacting with the city or nearby businesses. Not being invested in the city, neighborhood, and draining the city of money and civic investment.

---

Bradley Schaefer

**From:** Rico Pietro  
**Sent:** Saturday, July 17, 2021 3:46 PM  
**To:** City Planning  
**Cc:** Bob Stark ; Ezra Stark ; Kerry McCormack  
**Subject:** RE: Sherwin Williams Project- no storefront occupiers

City Planning:

An crucial part of a Project like the Lumen or Beacon is activated first floor storefronts. It caters to the pedestrian and continuity of area businesses. I see the planned Sherwin Williams setbacks to accommodate surface as a huge development flaw.

In my opinion this creates a superblock of frontage without activation.

This plan separates the warehouse district from Public Square.

No coffee shops, no building or resident services, no fast casual restaurants, no soft goods?

If you walk West Prospect Avenue at Tower City to Blue Point Restaurant there won't be one single public facing business on the first floor? I've never heard of such a thing.

This is the "Great Wall of Sherwin Williams."

Best,

RAP

Rico Pietro, SIOR

**From:** Steven McGrew

**Sent:** Sunday, July 18, 2021 9:46 AM

**To:** City Planning

**Subject:** Sherwin Williams project design - no to skybridges

I am opposed to the pedestrian skybridges in the design of the Sherwin Williams proposal. Skybridges enforce anti-social behavior (don't have to go outside or look at strangers) and discourage people from walking on the streets. More people on the streets makes the street safer (more eyes, less crime) and encourages street level commercial development. Downtown is already way too sparse with foot traffic. This kind of development is a corporate handout that doesn't help local businesses or the community.

**From:** Brad Vanderhide  
**Sent:** Friday, July 16, 2021 5:26 PM  
**To:** City Planning  
**Subject:** Sherwin Williams Proposal

Hi,

This comment is to register my disbelief that anyone with a shred of common sense or decency would propose a skybridge in downtown Cleveland in 2021.

Please ensure Sherwin Williams does not receive approval for any skybridge to ruin an otherwise positive project.

Thank you,  
Brad Vanderhide

**From:** Joshua Jones  
**Sent:** Saturday, July 17, 2021 10:49 PM  
**To:** City Planning  
**Cc:** Calhoun, Nickol K.  
**Subject:** Sherwin Williams Proposed Pedestrian Skybridges

Hello! I'm a resident of W 77th and frequent visitor of Downtown who is very concerned about the proposed design of the Sherwin Williams headquarters. The skybridges and the privatization of Frankfort Ave are especially egregious for the safety and walkability of Downtown. Both are intended to surrender the public realm to a private interest, a concession the City of Cleveland should not longer feel obligated to allow. The tight-knit pedestrian grid is Downtown's biggest asset, and evacuating pedestrians from this development's surroundings will only sabotage the value this headquarters promises.

If we ever hope to reduce the racial disparities of our policing, we need to allow public realms to function safely with "eyes on the street" and a healthy variety of activity. The social stratification caused by skybridges designed to vacuum-protect suburban commuters is also very offensive to our residents.

Please require Sherwin Williams to revise its plans in order to avoid the decades of predictable, negative consequences our Downtown residents and visitors currently face.

Thank you,

Josh Jones Forbes

**From:** Adrian M  
**Sent:** Saturday, July 17, 2021 12:22 PM  
**To:** City Planning  
**Subject:** Sherwin williams sky bridge proposal

Please deny the sky bridge portion of the project.

Skyways dim the energy of cities by taking life away from the streets. They hurt business and create segregation.

This article describes the regret many cities have allowing them in the first place.  
<https://www.nytimes.com/2005/08/03/realestate/rethinking-skyways-and-tunnels.html>

Cleveland's most beautiful spaces allow for incredible pedestrian acces and flow. Think of East 4th, Coventry, W. 25th street. These spaces allow for the entire city to pass eachother and connect with eachother. Build relationships in open, safe, and exciting landscapes.

Thank you so much for the opportunity to express our opinions on such a tremendous and catalytic project! Excited for the energy this project will create in our community

So long parking lots

Adrian Marti

**From:** John C. Rowland  
**Sent:** Saturday, July 17, 2021 8:06 PM  
**To:** City Planning  
**Subject:** Sherwin Williams skybridge

I am very excited to see those parking lots scarring downtown finally converted to spaces useful for human beings and human endeavors, not cars. Furthermore, I am excited about Sherwin Williams remaining in the city, really great

But, please, don't build a hamster tube over the edges of Public Square. We don't need another hermetically sealed tube downtown to keep hamsters from escaping. We're not hamsters.

I thought most people figured this out in the 1970's with many downtowns eliminating skyways-- they suck the foot traffic and life out of a city. That one the city allowed for the casino is a pass to the casino people not to maintain the street-level spaces for people like me that work downtown, live in the city of Cleveland, and regularly walk that section. Please don't make that mistake again.

Thank-you for your consideration.

J. C. Rowland

**From:** Robert Toth  
**Sent:** Sunday, July 18, 2021 1:12 PM  
**To:** City Planning  
**Subject:** Sherwin Williams skygrbridges

To Whom:

I am 100% for the proposed sky bridges only if, and ONLY IF, they incorporate pedestrian seating AND green spaces such as New York City's Highline.

Incorporating intermittently placed "greenhouses", as were in the B.P. Building, with proper ventilation for individuals to relax in an indoor green space would be ideal.

Robert Toth

**From:** David Parks  
**Sent:** Monday, July 19, 2021 1:14 AM  
**To:** City Planning  
**Subject:** Sherwin Williams Tower

To the City Planning Commission,

This is a gigantic opportunity for Cleveland - build it as tall as possible, as architectually appealing as possible, with a 5 star hotel if possible - and put a high-end restaurant at the top inside a glass cap to be lit up at night. Aim high, dream big, make it happen!

For The Love Of Cleveland & N.E. Ohio!  
Sincerely,  
David Parks

**From:** Ps  
**Sent:** Saturday, July 17, 2021 7:07 AM  
**To:** City Planning  
**Subject:** Sherwin Williams

I am very much opposed to the current form of the Sherwin Williams project. I do not support the sky bridges. This is a mess, and goes against everything the Mayor alleges to stand for with equity. This creates a two tiered system of haves and have nots. Rather than create private sidewalks to get away from the people, let's deal with the problems that affect the people. Enough is enough. This project must be rejected in its current form.

Thank you.

Greg Thomas

**From:** Andrew Douglass  
**Sent:** Sunday, July 18, 2021 4:25 PM  
**To:** City Planning  
**Subject:** Sherwin Williams

To all concerned:

The Sherwin Williams project has the potential to be a positive contribution to the city, but it needs some serious changes.

The museum to the company is ill-located and should not be on Public Square. If it has to stay there, then two things need to happen. One is removal of the pointless cutout in the southeast corner. It's anti-urban, like so many aspects of this project. Two, add a floor, so that the ground floor is accessible to the public, and they can keep out the lowly peasants from their sacred corporate tabernacle.

Closing Frankfort Avenue is another poor choice. Keep the public right of way, and keep it at the same width. If they want a garage that spans Frankfort, then bully for them. Let Frankfort effectively tunnel through, as Johnson Court does between West 6th and West 9th. Keeping Frankfort allows for parking access which doesn't involve West 3rd, West 6th, Superior, or St Clair. This project is conceived as involving additional development on its western and northern flanks to integrate it into the cityscape. NO curb cuts for parking on the perimeter streets; that's what Frankfort is for.

That brings me to the last point, which is the skybridges. Why can't they go under? Why can't there be a tunnel connecting the museum and the tower? This would still allow for bridging Frankfort, but that bridging would be incorporated in a larger mass which also retains an urban streetscape.

We have enough bad urban design in this city. Most of it is the result of the city acquiescing to demands by developers. The city has a responsibility to block mediocrity and poor design. Use that power and don't visit a repeat of the casino on this city. We're not Oklahoma City. We deserve better than this project in its current form.

Sincerely,  
Andrew Douglass

**From:** John Vitou  
**Sent:** Sunday, July 18, 2021 11:22 AM  
**To:** City Planning  
**Subject:** SherwinWilliams HQ conceptual plan

I wanted to share my comments of the conceptual plan to be presented this week before committee:

1. It's wonderful to see a global company stay and grow their headquarters in Cleveland and it's great to see the surface parking lots on Public Square / Warehouse District see new life.
2. Unfortunately, the conceptual design does the bear minimum to tie to the fabric of the city and relate to the surrounding streetscape. Although meaningful improvement to the design seems unrealistic, a reasonable expectation for city residents should be to see the excess land on the site plan preserved for mixed used development north of the parking garage, ground leased and developed in a timely manner. There's plenty of demand downtown for housing and civic space, and at a minimum Sherwin Williams should commit to the responsibility of seeing that land developed by a third party within the next three years.

**From:** John Vitou  
**Sent:** Sunday, July 18, 2021 11:34 AM  
**To:** City Planning  
**Subject:** Re: SherwinWilliams HQ conceptual plan

The city is allowing Sherwin Williams to build a private fortress on Public Square - and it should. But a reasonable compromise should be to ask Sherwin Williams to provide more detail on what and when the future mixed use development ought to be. There's plenty of new construction around Cleveland, and Sherwin Williams committing to a master plan and ground lease joint venture within three years for that land seems reasonable for all parties. A private fortress can be okay, but a private fortress surrounded by a moat exacerbates the challenges.

**From:** Jeff Gulyas  
**Sent:** Wednesday, July 14, 2021 3:38 PM  
**To:** City Planning  
**Subject:** Sherwin-Williams new building

A large portion of tech companies have been shifting to open floor plans without offices or cubes during the years leading up to the pandemic. The lack of space and physical barriers between all these employees has the potential to be a disease spreading hot spot, which then at 5pm pours out onto our streets, busses, and trains.

After seeing the effects of covid, and the continually emerging variants and potential for future pandemics as we encounter evermore antibiotic resistant strains of infections, what does SW have planned office wise, and if they still plan to go with the office-less or short walled cubicles, are they going to provide extra sick time to their employees to help mitigate that risk, or redesign with a more post-pandemic viewpoint?

I apologize that my question is long, I am happy that SW is planning to stay in our town, I just don't want our families and friends getting sick just so a tech firm can have 'more collaboration' despite working just fine from their houses for a year and a half, and working for decades in traditional style cubes and offices

**From:** Paul Heney  
**Sent:** Sunday, July 18, 2021 12:01 PM  
**To:** City Planning  
**Subject:** Sherwin-Williams project feedback

Dear Committee --

Thank you for taking the time to read citizens' feedback.

I've been a downtown Cleveland worker (and former Ohio City resident) for most of the last 25 years. I'm excited about the SW project, but I do have some concerns about aspects of the initial massing plan.



1. Urban planning over the last generation has repeatedly taught us that skywalks are detrimental to pedestrian activity and the liveliness of downtown spaces. While the "gerbil tube" between the parking garage and the hq building may be a necessary evil, I'd encourage you to push back on the one between the auditorium building and the hq building.
2. The auditorium building, fronting Public Square, needs to be of the highest quality architectural design, and timeless in feel, given its prominence to the city's front door.
3. The retail spaces along West 3rd St. seem woefully inadequate for a project of this size and scope.
4. Pickard-Chilton has done some incredible work and some substandard work when it comes to the ground level space of office buildings. While I realize that the hq will not be a space accessible to the general public, I think it's imperative that it feels inviting and open to passer-by, whether on foot or in a vehicle, and not fortress-like.

I sincerely appreciate your open-mindedness here and listening to people who care about downtown Cleveland.

Warmly,

**From:** jimmyko81

**Sent:** Wednesday, July 14, 2021 6:12 PM

**To:** City Planning

**Subject:** Sherwin-Williams

There shouldn't even be meetings about companies wanting to build and progress in Cleveland especially an established company such as Sherwin-Williams that has been in Cleveland longer than anyone running the city. Any Company that wants to come to or expand in Cleveland should get an immediate okay from the city instead of all the arguing back and forth between people who would rather line their pockets then see their city grow. All other city's are booming while Cleveland sits idle with more flat parking lots downtown than business's. Thank you Sherwin-Williams!

Sent from my T-Mobile 5G Device

**From:** dkanta  
**Sent:** Sunday, July 18, 2021 12:00 PM  
**To:** City Planning  
**Subject:** Sherwin-Williams

Hello,

Instead of leaving parcels available for future expansion, would it be possible to construct the parking garage to accommodate a tower later when expansion is needed?

Sent from my Samsung Galaxy smartphone.

**From:** TT Summers  
**Sent:** Sunday, July 18, 2021 1:41 AM  
**To:** City Planning  
**Subject:** SW HQ feedback

Hello,

My top concern is how SW will address the inclusion of surface parking on the lots that are reserved for future expansion. What if anything is the plan in the event that future expansion is not required for SW for many decades?

My second concern is the elevated sky bridges connecting the parking garage and learning / training center with the main tower. The design of these walkways is critical for how the public will perceive and interact with the exterior spaces - especially the auditorium building on the present Jacob lot. My concern is that the overall design at the street level will veer toward a "fortress" vibe and not create welcoming public spaces.

My third concern is that the small amount of space of the "retail liner" allocated on the W 3rd side of the parking garage seems severely inadequate for a project of this scope and size. See #2 above.

If one of the main stated goals of the project is to create an environment and public interface that will help attract the next generation of SW workers, the interaction of the design at the street level with Public Square and the Warehouse district appears to be unimaginative and backward looking rather than forward.

Good luck as you incorporate public feedback into your design and congratulations to all for making the investment.

Sincerely Yours,

D. Summers

**From:** Jim Sweeney  
**Sent:** Saturday, July 17, 2021 7:43 PM  
**To:** City Planning  
**Subject:** SW plans

Please reject the idea of skybridges for the new SW campus. Bad for the city.

Sent from my iPhone

**From:** Norm Riley  
**Sent:** Sunday, July 18, 2021 1:28 PM  
**To:** City Planning  
**Subject:** SW Skybridge

I have worked in downtown Cleveland for 40 years and I have no issue with SW's skybridge proposal.

I've had offices in Terminal Tower, BP/Huntington, AmeriTrust, Erieview, NorthPoint, and FifthThird buildings. I've eaten in every downtown restaurant and bar/pub/tavern. I have enjoyed 40 springs and summers in our downtown parks and public areas. And I've also spent 40 fall and winters navigating my way around town using underground tunnels, bridges, arcades, and passthroughs to escape the rain, snow, cold, and winds of Northeast Ohio.

I commend SW for the inclusion of a bridge to permit weather independent access to its facilities.

I wished downtown had more interconnected buildings to permit winter movement. Loop busses don't fulfill the need.

So, let's approve the bridge and get moving on the bridge from Mall C to the lake!

Thank you,

Norm Riley

And thanks to the old bridge across Prospect/Huron connecting all of the Ameritrust buildings with the parking garage on 9th street, the tunnel between the Union Commerce/Huntington building with Investment Plaza, the tunnel between Erieview and One Cleveland Center, the interconnected Tower City building complex, the covered parking garages permitting access from FifthThird to National City, Erieview to 75 Erieview, the Old Arcade and 5th Street Arcade - they were my escape from building claustrophobia for the past 40 years!

**From:** Bill Eberhard  
**Sent:** Sunday, July 18, 2021 3:04 PM  
**To:** City Planning  
**Subject:** SW Skybridges

I am opposed to the proposed SW skybridges.

In a town where our population is shrinking and we have lost 40,000 downtown jobs which have been replaced with mediocre building standard apartments, taking more people off of the street will continue a trend of turning our CBD into a ghost town.

Euclid Avenue was mauled by the "Healthline Project" which killed every business except two between Public Square and University Circle.

If SW wants to give its employees safe passage in winter weather, let them do so below grade as Montreal has successfully done for decades.

WilliM Eberhard AIA IIDA

**From:** Mark Zannoni  
**Sent:** Monday, July 19, 2021 7:37 AM  
**To:** Santora, Anthony; Collier, Freddy;  
**Cc:**  
**Subject:** Please Don't Close ("Vacate") Frankfort Avenue for Sherwin-Williams

Dear City Planning Commission,

As Sherwin-Williams seeks approval of the City for its new headquarters, please maintain Frankfort Avenue open as a public right of way. It is a three- or four-lane (including parking) avenue; it is not an alley. What makes cities and neighborhoods vibrant and safe are short blocks. If Frankfort is closed, the too-long span from Superior to St. Clair along W. 3 and W. 6 would reduce vibrancy, safety, urban form, and contribute to the destruction of the city's street network. Citywide, we have lost more and more streets to private interests recently, but in the core of Downtown, this trend is particularly detrimental to the design, vibrancy, and safety of the city. For example, consider the W. 6 side of Frankfort Avenue. The Sherwin Williams activity is along W. 3, so any future use on W. 6 will be forced along an overly-long block from Superior to St. Clair, where all traffic or access will be reduced to three intersecting avenues (Superior, St. Clair, and Lakeside), which will not only impact quality of life and safety, but add to traffic congestion during peak hours.

There will be an excess of congestion on Superior west of Public Square. Consider any car traveling west on Euclid or Superior or Rockwell west of Public Square. With Superior closed through Public Square all traffic not turning north on Ontario will move west on Rockwell through the Square. Today, that traffic can now continue west onto Frankfort or travel south on West Roadway to Superior. Closure of Frankfort Avenue at W. 3 will force all traffic onto Superior either at Public Square or at W. 3. This will add significant congestion to this area and a direct reduction of air quality and quality of life. Pedestrian safety may be compromised as well. Such poor traffic operations and the closure of Frankfort will also negatively impact the beauty, design, safety, and vibe of the area around Public Square and the Warehouse District.

I am happy that Sherwin-Williams headquarters functions are staying downtown. But for no private interest, should the city physically damage itself and, in the process, negatively impact its residents and workers. The overall HQ plan is generally disappointing— a two-story structure on Public Square (making the square off-balanced given towers on the other three quadrants), a catwalk across W.3 (taking pedestrians and vibrancy off city streets and representing a visual eyesore), a tower that is only 35 or so stories that the company itself acknowledges would be much taller if built on Public Square), and plans to maintain surface parking lots on West 6 St. But the most egregious part of the plan is, from what I understand, their request to close or “vacate” Frankfort Avenue. If the City wants to allow SHW not to line the parking garage on W.3 with something more visually pleasant on Frankfort Avenue, the City could grant SHW a zoning variance, rather than giving the City asset away to a private corporation while negatively impacting the City, As a city we have given up many public streets in the past few decades and not always for sound reasons and almost always negatively impacting city residents. But Frankfort Ave. between W.3 and W. 6 Streets is not just any block--it is a critical asset in congestion, vibrancy, and design.

I have heard that SHW and their architect, Pickard Chilton, are thinking of a design for Cleveland that is similar to BOK Park Plaza in Oklahoma City, also designed by Pickard Chilton. If this is the case, [this](#) is precisely what Frankfort would look like from W. 3 Street looking west—and this is the heart of the Downtown Cleveland. It's atrocious.

Please do not grant Sherwin-Williams the closure, privatization, or “vacancy” of Frankfort Avenue. Doing so will be detrimental to the City in terms of congestion, air quality, traffic, safety--both crime- and traffic-related, vibrancy, urban form, and design.

Best regards,  
Mark Zannoni, AICP